

QUARTER VILLAGE

A PREMIER KIERLAND MIXED USE OPPORTUNITY

15444 NORTH GREENWAY HAYDEN LOOP | SCOTTSDALE, ARIZONA



±3,150 SF OFFICE

±2,500 SF PATIO

±3,490 SF RETAIL/RESTAURANT



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Building Features:

- ±245 SF of Greenway Hayden Frontage
- Building size: ±22,293
- Parcel size: 1.59 acres
- Year built: 2006
- Parking: 4.40 per 1,000 SF
- Covered parking: forty five (\$45) per stall per month
- Zoning: C-3, City of Scottsdale
- Can accommodate all uses including medical, office and retail

2nd Story Office Suite:

- Suite 202
- ±3,150 SF
- End cap space
- Vaulted ceilings
- Balcony
- Move-in ready
- **For Lease: \$24.00 NNN**
- **Tenant improvements: Negotiable**

Restaurant Space:

- Suite 103 A
- ±3,490 SF
- Former restaurant
- ±2,500 SF Patio
- Greenway Hayden frontage and signage
- **For Lease: \$38.00 NNN**
- **Tenant Improvements: Negotiable**
- **±6,640 SF Continuous**

Property Features:

- 1 mile to the Loop 101 Pima Freeway with direct access to the northwest and southeast valley labor markets
- Close proximity to executive housing, including DC Ranch, Troon North, Desert Highlands, and Silverleaf
- Excellent freeway access via a full diamond interchange on the Loop 101 at Frank Lloyd Wright boulevard and Hayden Road
- Located in the heart of Scottsdale Airpark and 30 minutes to Sky Harbor International Airport
- Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles



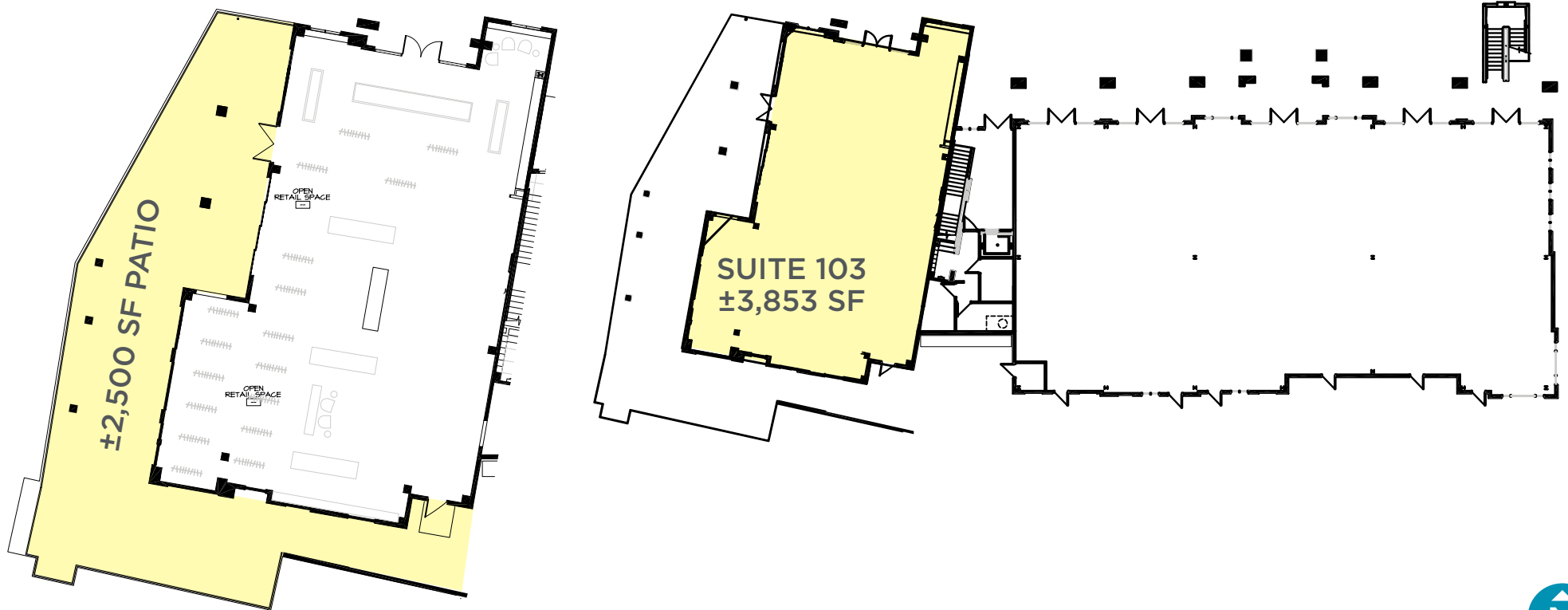
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1ST FLOOR: FORMER RESTAURANT SPACE



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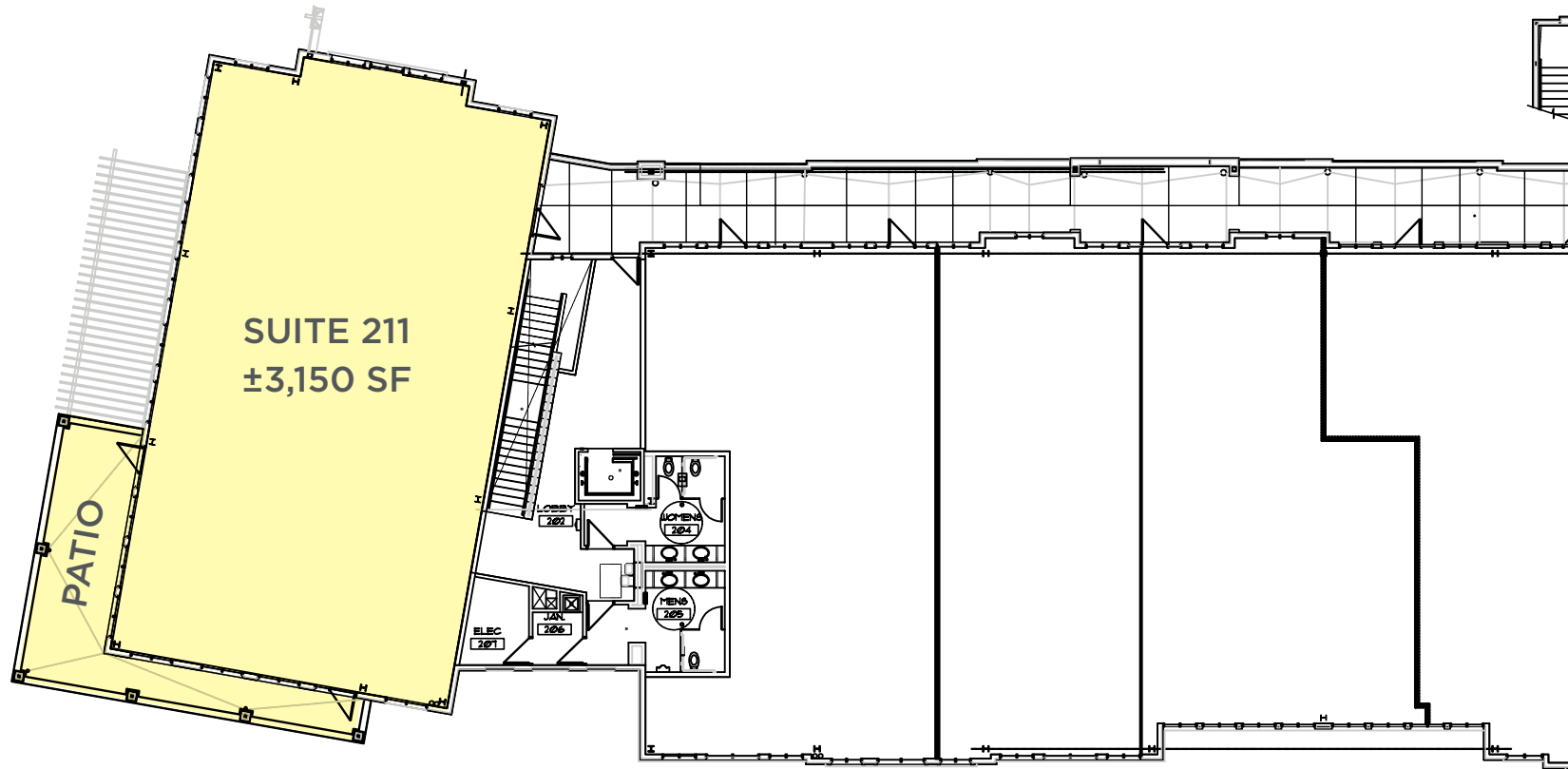
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2ND FLOOR: OFFICE/RETAIL



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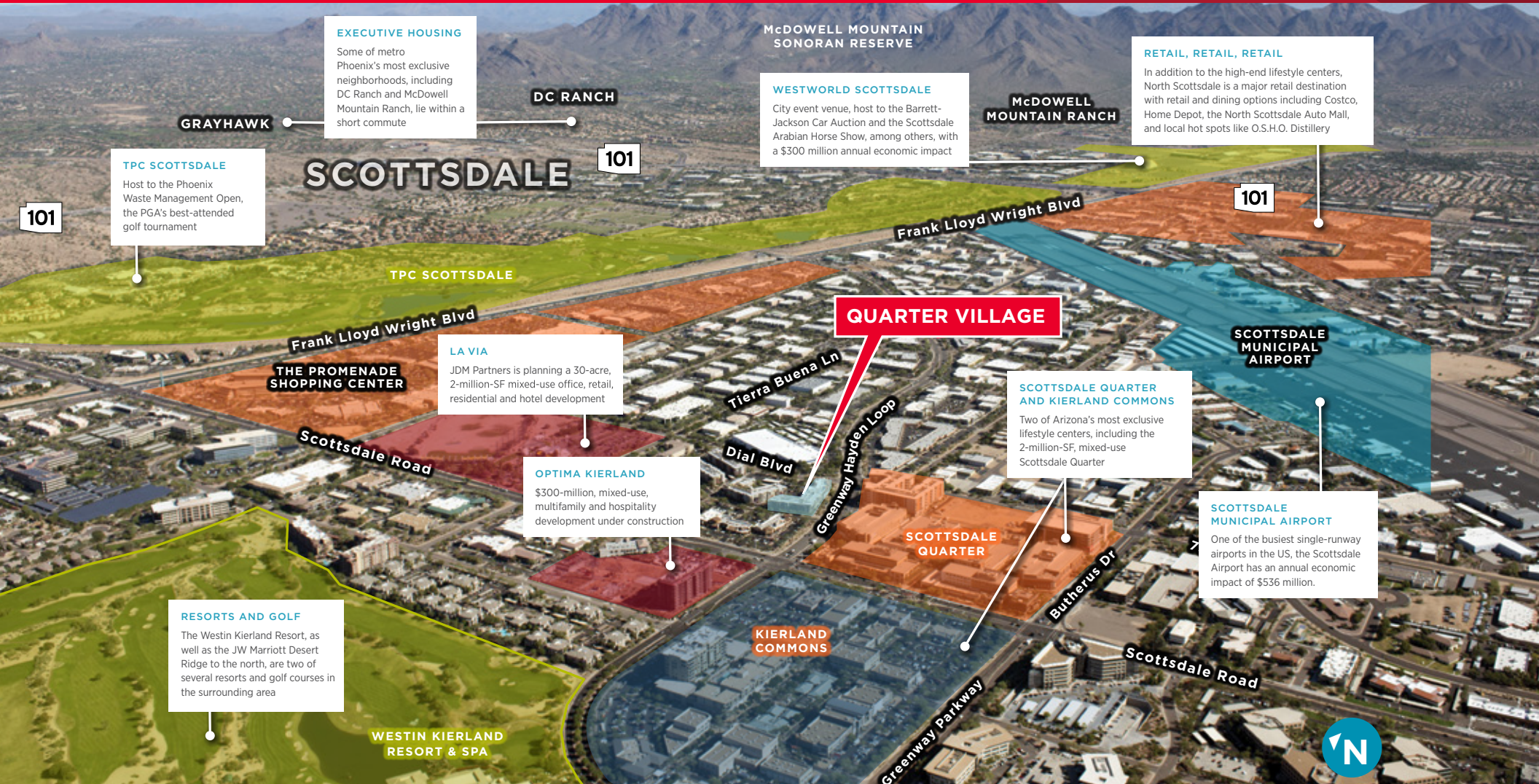
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EXECUTIVE HOUSING
Some of metro Phoenix's most exclusive neighborhoods, including DC Ranch and McDowell Mountain Ranch, lie within a short commute

DC RANCH

McDOWELL MOUNTAIN SONORAN RESERVE
WESTWORLD SCOTTSDALE
City event venue, host to the Barrett-Jackson Car Auction and the Scottsdale Arabian Horse Show, among others, with a \$300 million annual economic impact

RETAIL, RETAIL, RETAIL
In addition to the high-end lifestyle centers, North Scottsdale is a major retail destination with retail and dining options including Costco, Home Depot, the North Scottsdale Auto Mall, and local hot spots like O.S.H.O. Distillery

TPC SCOTTSDALE
Host to the Phoenix Waste Management Open, the PGA's best-attended golf tournament

SCOTTSDALE

101

101

TPC SCOTTSDALE

THE PROMENADE SHOPPING CENTER

LA VIA
JDM Partners is planning a 30-acre, 2-million-SF mixed-use office, retail, residential and hotel development

OPTIMA KIERLAND
\$300-million, mixed-use, multifamily and hospitality development under construction

QUARTER VILLAGE

SCOTTSDALE QUARTER AND KIERLAND COMMONS
Two of Arizona's most exclusive lifestyle centers, including the 2-million-SF, mixed-use Scottsdale Quarter

SCOTTSDALE QUARTER

SCOTTSDALE MUNICIPAL AIRPORT
One of the busiest single-runway airports in the US, the Scottsdale Airport has an annual economic impact of \$536 million.

RESORTS AND GOLF
The Westin Kierland Resort, as well as the JW Marriott Desert Ridge to the north, are two of several resorts and golf courses in the surrounding area

WESTIN KIERLAND RESORT & SPA

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